

BY-LAW NUMBER 17-11

OF

THE CORPORATION OF THE TOWNSHIP OF CLEARVIEW

A By-law to regulate the use of land and the character, location and use of buildings and structures on lands municipally known as 5836 County Road 64, Stayner, and legally described as East Part of Lot 31, Concession 2, formerly Nottawasaga Township, now in the Township of Clearview.

WHEREAS pursuant to Section 34 of the Planning Act R.S.O., 1990, c.P.13, as amended, the Council of the Township of Clearview has passed By-law 06-54 being the comprehensive Zoning By-law for the Township of Clearview;

AND WHEREAS pursuant to Section 34(17) of the Planning Act, R.S.O., 1990, c.P.13, as amended, Council determines that no further notice is required in respect of the proposed By-law;

AND WHEREAS the amendment is in conformity with the Township of Clearview Official Plan;

AND WHEREAS the Council of the Corporation of the Township of Clearview, wishes to amend By-law 06-54;

NOW THEREFORE the Council of the Corporation of the Township of Clearview, HEREBY ENACTS as follows:

1. That Schedule "A1" of Zoning By-law 06-54 is hereby amended by changing the zoning on lands located at 5836 County Road 64, Stayner, East Part of Lot 31, Concession 2 formerly in the Township of Nottawasaga, now in the Township of Clearview, from the Waste Disposal Industrial Exception (MW-2) Zone, Rural (RU) Zone, Environmental Protection (EP) Zone, Hazard Land Overlay (FP) Zone, Hazard Land Special Policy Area (FPSP) Zone, and Waste Disposal Assessment Area (WDAA) to the Rural Exception (RU-14) Zone, Rural (RU) Zone, Environmental Protection (EP) Zone, Hazard Land Overlay (FP), Hazard Land Special Policy Area (FPSP) and Waste Disposal Assessment Area (WDAA) as shown on Schedule '1' attached hereto, and forming part of the By-law.
2. That Section 3.5.3 Rural Zone Exceptions to By-law 06-54 be amended by adding a new exception (RU-14) as follows:

"RU-14

Additional Uses:

- Truck Terminal
- Wholesale Topsoil Storage and Screening Operation
- Outdoor Storage

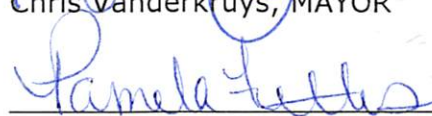
Altered Provisions or Additional Provisions:

- Notwithstanding the provisions of the Rural (RU) Zone to the contrary where the lands are zoned RU-14 the following apply:
 - Minimum Front Yard: 15m
 - Side yard setback from the west property line: 14m
 - Principal Structure Height: 19m
 - Maximum Number of Accessory Buildings: No limit other than that maximum lot coverage applies;
 - Maximum Gross Floor Area of All Accessory Buildings: Not Applicable
 - Notwithstanding the general provisions in Section 2 to the contrary where the lands are zoned RU-14 the following apply:
 - Minimum 30m setback from the Environmental Protection (EP) Zone;
 - Minimum setbacks from the West Draw of the Lamont Creek will be as follows: fuel tank – 55m, shop/storage building 35m;
 - No landscaping will be required along the eastern, or northern property line;
 - No landscaping is required for parking, loading or truck spaces;
 - Landscaping in the front yard will be a continuous row of evergreens;
 - Number of parking spaces required: 28;
 - Number of loading spaces required: 1; and
 - Number of barrier free spaces required: 2”
3. That all other provisions of By-law 06-54, as amended, which are not inconsistent with the provisions of this By-law, shall continue to apply when the By-law comes into effect.
4. This By-law shall come into force and take effect in accordance with the provisions of the Planning Act R.S.O., 1990 c.P.13, as amended.

By-law Number 17-11 read a first, second, and third time and finally passed this 13th day of February, 2017.



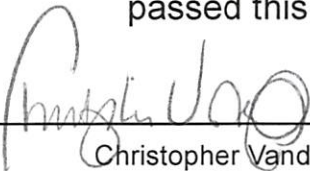
Chris Vanderkruys, MAYOR



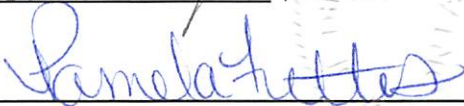
Pamela Fettes, DIRECTOR OF LEGISLATIVE SERVICES/
CLERK

Township of Clearview Schedule '1'

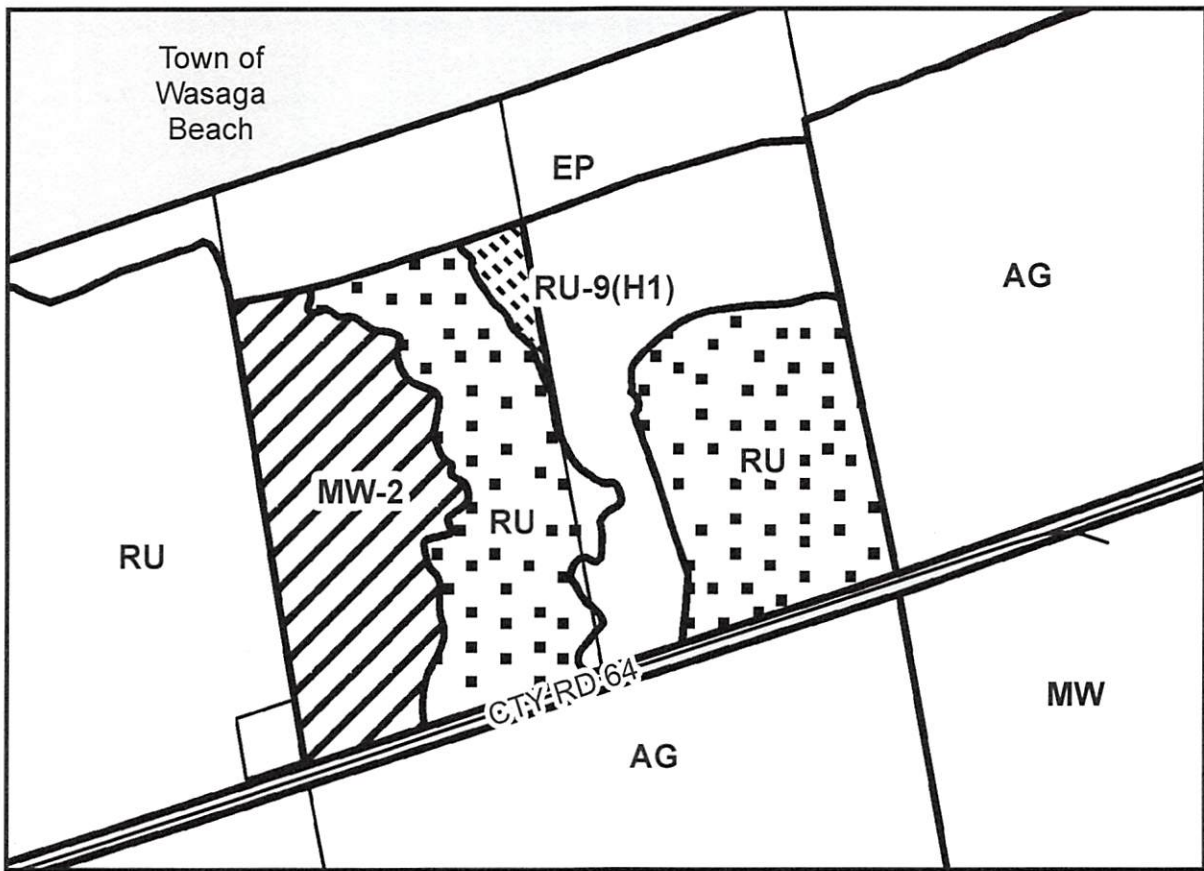
This is Schedule '1' to Zoning By-law No. 17-11,
passed this 13 day of February, 2017.



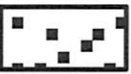


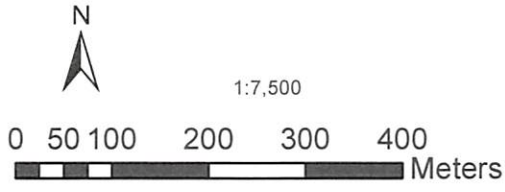
Christopher Vanderkruys,
Mayor






Pamela Fettes,
Director of Legislative Services/Clerk



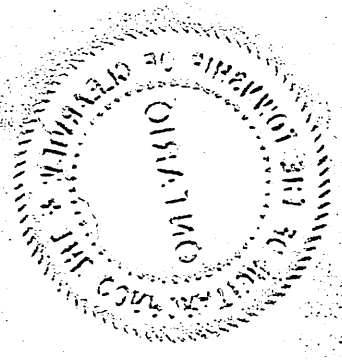
-  Area to be rezoned from WASTE DISPOSAL INDUSTRIAL EXCEPTION 2 (MW-2) Zone to RURAL EXCEPTION 14 (RU-14) Zone.
-  Areas to be rezoned from RURAL EXCEPTION 9 HOLD 1 (RU-9(H1)) Zone to RURAL (RU) Zone.
-  Areas to add to FLOOD PLAIN - HAZARD LAND SPECIAL POLICY (FPSP) Overlay.



-  Road Centerline
-  Assessment Parcels
-  Zone Boundary

Produced by Clearview Township, Information Services. This map may not be reproduced, in whole or in part, without written permission by The Corporation of the Township of Clearview. Information other than zone boundaries is provided for reference only. Clearview Township assumes no liability for inaccuracies, errors, or omissions. This map is not a legal plan of survey.

MEMORANDUM FOR THE DIRECTOR
OF THE BUREAU OF LAND MANAGEMENT



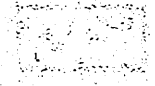
1. The proposed project is located on the eastern side of the [illegible] National Monument, [illegible] State.



2. The project area is approximately [illegible] acres in size and is situated within the [illegible] section of the monument.



3. The project is proposed to be carried out in accordance with the [illegible] Act of [illegible] and the [illegible] Act of [illegible].



Very truly yours,
[Illegible Signature]
[Illegible Title]